MANITOBA
RURAL DEVELOPMENT

ANNUAL STATISTICAL REPORT - 1991

MUNICIPAL ASSESSMENT BRANCH

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DIRECTOR'S COMMENTS

SYSTEM DEVELOPMENT

On December 15, 1991 the second phase of the Manitoba Assessment Computer System (MACS) was successfully completed. This phase included the building valuation component, sales analysis subsystem and upgrades to Phase I file maintenance system. The Branch now has the capability to electronically generate assessed values on all land within the provincial jurisdiction, all residential buildings and all farm buildings.

STAFF DEVELOPMENT

Steps have been taken to upgrade the Education Program for assessors in Manitoba. The Association of Assessing Officers of Manitoba (AAOM) have established new criteria for assessor accreditation. The nucleus of the revised program is the newly developed, two year assessment certificate course offered through the University of British Columbia. This certificate program is augmented by a course, to be locally developed, on the role of the assessor in Manitoba followed up with a demonstration report and accreditation interview. There are currently six staff enrolled in the University of British Columbia program.

LEGISLATION

Bill 20, The Municipal Assessment Amendment Act, was given first reading in the Legislature on December 13, 1991. This Bill, although containing mostly housekeeping changes, will delay the next provincial reassessment for one year, from 1993 to 1994.

QUALITY ASSURANCE PLAN

In preparation for the next province-wide reassessment, the Branch has prepared a quality assurance plan. The purpose of this plan is to provide a systematic means by which the quality of the assessment product can be improved.

PORTIONING REGULATION

On September 16, 1991, Regulation 210/91 was passed which sets out the portion percentages for the years 1992 to 2001. Portion percentages are used to calculate the amount of current value assessment that is subject to taxation.

REASSESSMENT PROGRAM

New assessment legislation in Manitoba required that all assessable property be revalued at a 1985 market value for the 1990 province-wide reassessment.

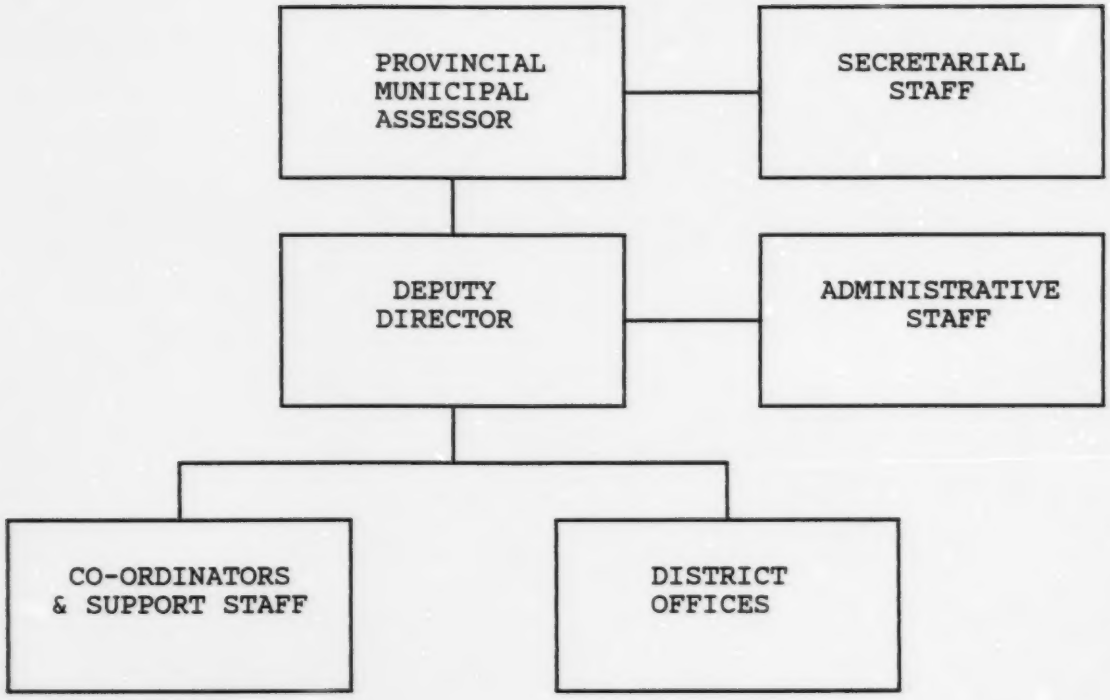
The next reassessment will take place for the 1994 tax year and will reflect 1991 market values.

The development of Phase II of the Manitoba Assessment Computer System (MACS) was completed on December 15, 1991. MACS now makes available an automated Sales Analysis Subsystem and a Residential and Farm Building Valuation process in addition to the Land Valuation, Roll Maintenance and Tax Subsystem developed in Phase I.

One of the primary goals of the Branch is to produce a quality product. In order to achieve that goal, a Quality Assurance Plan has been developed that provides guidelines to be followed and standards to be met by staff from the Province and City of Winnipeg.

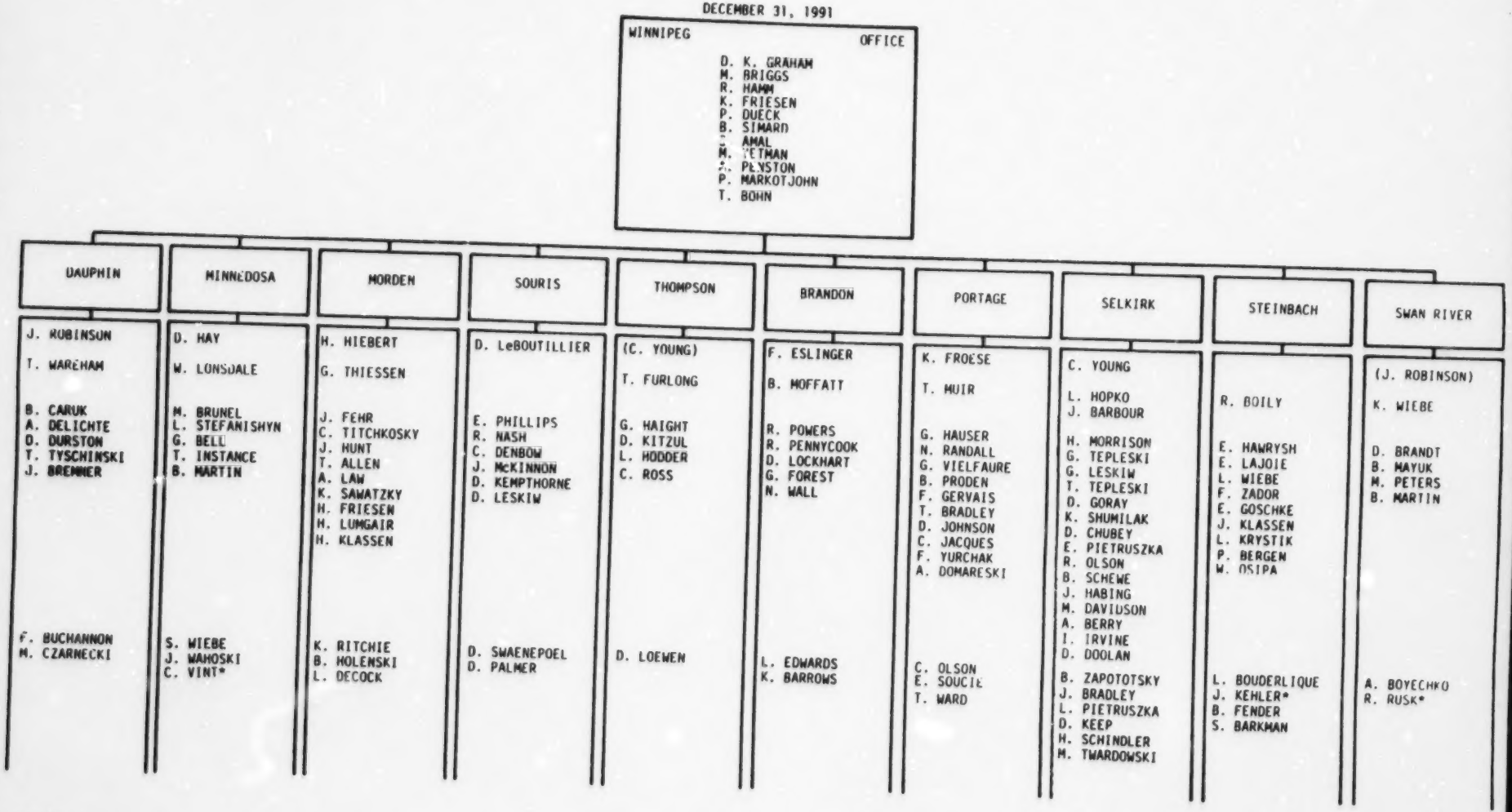
An Implementation Plan has been developed that outlines and schedules all of the tasks required to be completed by each District Office in order to successfully achieve the 1994 province-wide reassessment. Over the next two years Assessment staff will be preparing all of the rates and factors required to revalue every property in the Province for 1994.

BRANCH ORGANIZATION CHART



BRANCH STAFF CHART

DECEMBER 31, 1991



* Half-time

PROPERTIES UNDER REVISION AND APPEAL IN 1991

District	Board of Revision	Municipal Board	Court of Queen's Bench	Court of Appeal	Total
Dauphin	108	3	1	1	113
Minnedosa	255	5	0	0	260
Morden	214	14	0	0	228
Souris	172	7	0	0	179
Thompson	181	24	0	0	205
Brandon	335	22	0	1	358
Portage	399	1	0	0	400
Selkirk	534	42	1	0	577
Steinbach	336	1	0	0	337
Swan River	45	1	0	1	47
TOTAL	* 2,579	120	2	3	2,704

* These are appeals by the ratepayer on maintenance and reassessment.

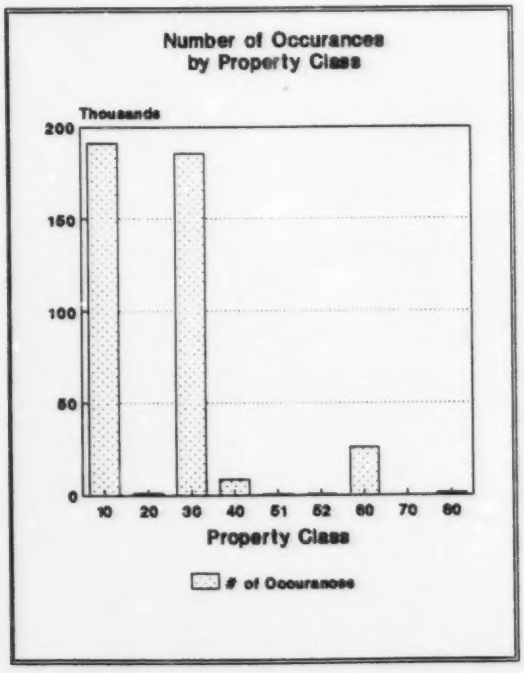
Assessor appeals not included in this figure.

TOTAL NUMBER OF ASSESSMENT ROLL ENTRIES
BY ASSESSMENT DISTRICTS TO DECEMBER 1991

District	Rural	Villages	Towns	Cities	L.G.D.S	N. Man.	Total
Dauphin							
Business	237	86	455	0	40	6	824
Personal	7	2	7	0	4	0	20
Real	19,497	1,865	5,279	0	4,578	1,770	32,989
Total	19,741	1,953	5,741		4,622	1,776	33,833
Minnedosa							
Business	341	180	377	0	27	0	925
Personal	10	6	7	0	0	0	23
Real	25,015	2,631	4,995	0	2,143	0	34,784
Total	25,366	2,817	5,379		2,170		35,732
Morden							
Business	365	218	712	0	0	0	1,295
Personal	22	2	19	0	0	0	43
Real	31,331	3,699	9,316	0	0	0	44,346
Total	31,718	3,919	10,047				45,684
Souris							
Business	319	44	514	0	0	0	877
Personal	2,158	1	10	0	0	0	2,169
Real	27,491	589	6,823	0	0	0	34,903
Total	29,968	634	7,347				37,949
Thompson							
Business	0	0	70	483	110	59	722
Personal	0	0	2	11	2	2	17
Real	0	0	1,204	6,435	2,354	2,548	12,541
Total			1,276	6,929	2,466	2,609	13,280
Brandon							
Business	75	52	91	1,111	0	0	1,329
Personal	12	0	4	15	0	0	31
Real	10,830	689	1,417	13,214	0	0	26,150
Total	10,917	741	1,512	14,340			27,510
Portage							
Business	704	46	61	410	60	0	1,281
Personal	21	1	0	7	3	0	32
Real	33,859	509	536	5,087	5,238	0	45,229
Total	34,584	556	597	5,504	5,301		46,542
Selkirk							
Business	574	270	614	0	239	52	1,749
Personal	48	3	11	0	8	0	70
Real	40,502	4,482	9,322	0	14,818	3,981	73,105
Total	41,124	4,755	9,947		15,065	4,033	74,924
Steinbach							
Business	476	88	301	0	33	0	898
Personal	38	3	1	0	11	0	53
Real	28,967	1,631	3,073	0	10,377	0	44,048
Total	29,481	1,722	3,375		10,421		44,999
Swan River							
Business	43	50	396	0	106	24	619
Personal	4	0	7	0	1	0	12
Real	5,094	943	4,198	0	8,761	1,467	20,463
Total	5,141	993	4,601		8,868	1,491	21,094
PROVINCIAL TOTALS							
Business	3,134	1,034	3,591	2,004	615	141	10,519
Personal	2,320	18	68	33	29	2	2,470
Real	222,586	17,038	46,163	24,736	48,269	9,766	368,558
Total	228,040	18,090	49,822	26,773	48,913	9,909	381,547

NUMBER OF OCCURANCES BY CLASS
TO DECEMBER 1991

	Rural	Villages	Towns	Cities	L.G.D.S	N. Man.	Total
Class 10	96,236	13,899	37,811	20,428	18,064	4,666	191,104
Class 20	72	61	499	388	44	7	1,071
Class 30	148,680	410	1,058	352	30,667	4,132	185,299
Class 40	3,492	712	1,645	1,656	971	219	8,695
Class 51	285	12	20	1	15	0	333
Class 52	521	32	44	7	66	18	688
Class 60	11,021	2,523	6,179	2,212	3,094	1,187	26,216
Class 70	81	6	23	6	7	0	123
Class 80	444	32	107	103	338	0	1,024
PROVINCIAL TOTALS	260,832	17,687	47,386	25,153	53,266	10,229	414,553



10 - Residential 1 - Residential property with less than 5 dwelling units

20 - Residential 2 - Residential property with more than 4 dwelling units

30 - Farm land and farm out-buildings

40 - Institutional

51 - Statutory - Pipelines

52 - Statutory - Railways

60 - Other

70 - Golf course land

80 - Owner occupied residential condominiums and co-operative housing.

COMPARISON OF ADDITIONS TO THE ROLL UNDER SECTION 761 - TAXABLE AND EXEMPT

Number of Assessments Added

District	1990 Total	1991 Real Property	1991 Business	1991 Personal Property	1991 Total
Dauphin	393	308	32	0	340
Minnedosa	232	323	29	0	352
Morden	823	825	84	22	931
Souris	367	185	12	36	233
Thompson	299	216	68	0	284
Brandon	1,439	403	56	0	459
Portage	534	628	72	4	704
Selkirk	1,687	1,719	139	1	1,859
Steinbach	3,225	1,745	525	4	2,274
Swan River	388	320	37	0	357
TOTAL	9,387	6,672	1,054	67	7,793

Value of Additions

District	1990 Total	1991 Real Property	1991 Business	1991 Personal Property	1991 Total
Dauphin	7,202,310	6,851,400	55,330	0	6,906,730
Minnedosa	5,960,150	22,717,070	28,000	0	22,745,070
Morden	26,405,950	24,388,180	109,920	240,330	24,738,430
Souris	11,088,470	4,991,730	194,510	1,319,500	6,505,740
Thompson	8,761,000	8,974,900	120,700	0	9,095,600
Brandon	18,889,470	19,793,370	91,050	0	19,884,420
Portage	14,413,880	34,146,660	166,860	896,400	35,209,920
Selkirk	54,175,160	57,383,580	231,830	11,000	57,626,410
Steinbach	114,791,480	67,975,900	8,494,210	201,750	76,671,860
Swan River	12,283,090	7,117,220	66,210	0	7,183,430
TOTAL	273,970,960	254,340,010	9,558,620	2,668,980	266,567,610

COMPARISON OF LAND TITLES NOTIFICATIONS PROCESSED DURING 1988 TO 1991 BY ASSESSMENT DISTRICTS

District	1988	1989	1990	1991	Change 88-89	Change 89-90	Change 90-91
Dauphin	1,938	1,971	2,076	1,815	1.7%	5.3%	-12.6%
Minnedosa	2,984	2,328	2,936	2,217	-22.0%	26.1%	-24.5%
Morden	3,795	3,641	3,872	3,742	-4.1%	6.3%	-3.4%
Souris	3,210	3,247	2,739	2,638	1.2%	-15.6%	-3.7%
Thompson	1,534	1,472	1,412	861	-4.0%	-4.1%	-39.0%
Brandon	3,256	2,491	2,460	2,234	-23.5%	-1.2%	-9.2%
Portage	3,629	3,236	4,449	3,272	-10.8%	37.5%	-26.5%
Selkirk	7,293	6,741	6,609	6,054	-7.6%	-2.0%	-8.4%
Steinbach	4,057	5,011	3,735	4,446	23.5%	-25.5%	19.0%
Swan River	1,503	1,577	1,646	1,369	4.9%	4.4%	-16.8%
TOTAL	33,199	31,715	31,934	28,648	-4.5%	0.7%	-10.3%

NOTIFICATIONS PROCESSED FROM LANDS BRANCH AND PARKS BRANCH (Includes Crown Land Registry Listings)

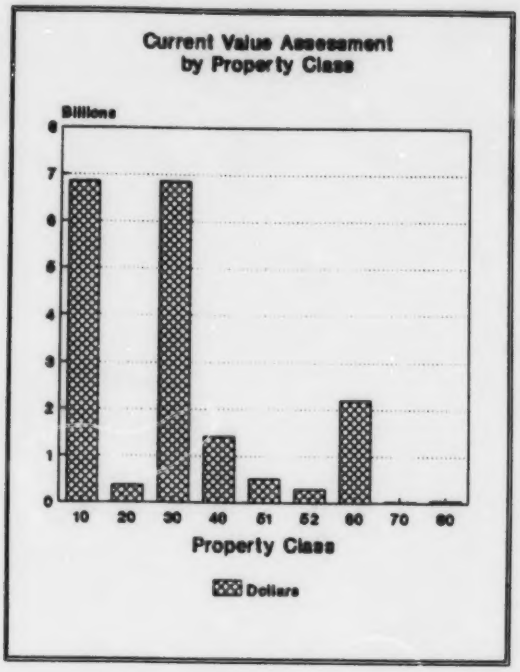
District	1990	1991
Dauphin	404	349
Minnedosa	36	30
Morden	10	10
Souris	74	80
Thompson	50	50
Brandon	55	2
Portage	729	315
Selkirk	2,995	674
Steinbach	225	58
Swan River	81	92
TOTAL	4,659	1,660

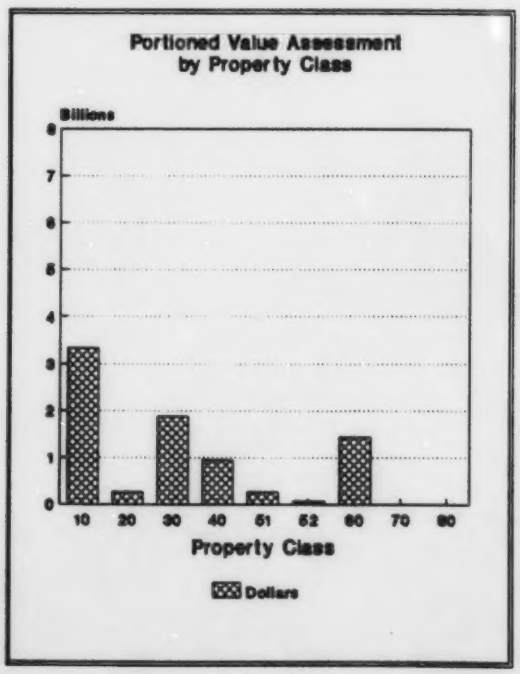
NUMBER OF DWELLING UNITS
BY ASSESSMENT DISTRICTS IN 1991

District	Rural	Villages	Towns	Cities	L.G.D.S	Northern Manitoba	Total
Dauphin	5,266	1,453	4,971	0	811	478	12,979
Minnedosa	8,814	2,039	4,077	0	1,063	0	15,993
Morden	10,258	2,621	7,697	0	0	0	20,576
Souris	7,197	392	5,419	0	0	0	13,008
Thompson	0	0	1,158	7,727	1,981	1,138	12,004
Brandon	3,363	542	1,150	15,575	0	0	20,630
Portage	11,936	372	363	5,278	1,026	0	18,975
Selkirk	22,330	3,233	8,261	0	6,622	798	41,244
Steinbach	14,593	1,368	2,691	0	2,406	0	21,058
Swan River	1,655	699	4,054	0	2,184	735	9,327
PROVINCIAL TOTALS	85,412	12,719	39,841	28,580	16,093	3,149	185,794

1992 ASSESSMENT DISTRIBUTION

DISTRIBUTION OF ▶
1985 MARKET VALUE ▶
ASSESSMENT BY CLASS ▶





◀ DISTRIBUTION OF PORTIONED
◀ ASSESSMENT BY CLASS

CLASS	PORTION PERCENTAGES
10	47.0%
20	68.0%
30	27.0%
40	65.0%
51	50.0%
52	25.0%
60	65.0%
70	7.7%
80	33.0%

COMPARISON OF CURRENT VALUE ASSESSMENT
FOR 1991 AND 1992
PROVINCIAL TOTALS

	Rural	Villages	Towns	Cities	L.G.D.S	N. Man.	Total	% Change
Business								
1992	10,716,620	2,439,470	17,168,670	14,349,400	1,360,440	310,980	46,345,580	
1991	11,636,790	2,555,550	17,287,250	14,961,180	1,647,720	305,830	48,394,320	
Change	-920,170	-116,080	-118,580	-611,780	-287,280	5,150	-2,048,740	-4.2%
Personal								
1992	110,454,100	2,832,900	29,651,200	13,711,400	12,110,700	98,300	168,858,600	
1991	116,476,000	2,540,800	29,138,600	14,102,200	15,463,400	98,300	177,819,300	
Change	-6,021,900	292,100	512,600	-390,800	-3,352,700	0	-8,960,700	-5.0%
Real (T)								
1992	10,635,007,830	499,331,100	2,208,640,120	1,692,036,390	714,355,130	41,723,100	15,791,093,670	
1991	10,496,222,560	495,945,140	2,183,041,630	1,705,408,390	705,494,430	42,305,500	15,628,417,650	
Change	138,785,270	3,385,960	25,598,490	-13,372,000	8,860,700	-582,400	162,676,020	1.0%
Real (G)								
1992	345,675,000	29,838,200	182,745,500	203,057,100	150,127,400	37,736,400	949,179,600	
1991	347,018,200	29,420,700	181,003,800	202,091,200	149,286,200	44,832,000	953,652,100	
Change	-1,343,200	417,500	1,741,700	965,900	841,200	-7,095,600	-4,472,500	-0.5%
Real (N)								
1992	109,906,100	0	0	0	27,600	0	109,933,700	
1991	112,480,900	0	0	0	33,000	9,300	112,523,200	
Change	-2,574,800				-5,400	-9,300	-2,589,500	-2.3%
Real (S)								
1992	31,917,100	29,101,100	102,090,100	43,631,200	2,713,700	139,400	209,592,600	
1991	34,484,200	28,440,900	95,943,200	43,819,600	4,391,700	258,300	207,337,900	
Change	-2,567,100	660,200	6,146,900	-188,400	-1,678,000	-118,900	2,254,700	1.1%
Real (E)								
1992	441,375,330	134,830,000	467,774,300	273,853,900	363,708,000	37,013,400	1,718,554,930	
1991	435,217,630	128,979,800	447,424,400	272,720,700	356,325,400	29,467,100	1,670,135,030	
Change	6,157,700	5,850,200	20,349,900	1,133,200	7,382,600	7,546,300	48,419,900	2.9%
TOTAL								
1992	11,685,052,080	698,372,770	3,008,069,890	2,240,639,390	1,244,402,970	117,021,580	18,993,558,680	
1991	11,553,536,280	687,882,890	2,953,838,880	2,253,103,270	1,232,641,850	117,276,330	18,798,279,500	
Change	131,515,800	10,489,880	54,231,010	-12,463,880	11,761,120	-254,750	195,279,180	
% Change	1.1%	1.5%	1.8%	-0.6%	1.0%	-0.2%	1.0%	

COMPARISON OF CURRENT VALUE ASSESSMENT
FOR 1991 AND 1992
DAUPHIN

	Rural	Villages	Towns	Cities	L.G.D.S	N. Man.	Total	% Change
Business								
1992	406,270	178,360	1,911,990	0	40,140	9,990	2,546,750	
1991	399,960	183,970	1,908,360	0	37,830	10,440	2,540,560	
Change	6,310	-5,610	3,630		2,310	-450	6,190	0.2%
Personal								
1992	214,800	221,100	2,948,200	0	1,306,900	0	4,691,000	
1991	197,600	223,300	2,840,200	0	1,306,900	0	4,568,000	
Change	17,200	-2,200	108,000		0		123,000	2.7%
Real (T)								
1992	544,744,300	43,108,900	248,155,700	0	29,084,900	5,228,700	870,322,500	
1991	544,192,800	42,760,700	246,844,200	0	29,030,300	5,225,500	868,053,500	
Change	551,500	348,200	1,311,500		54,600	3,200	2,269,000	0.3%
Real (G)								
1992	32,786,900	4,446,700	20,452,700	0	23,866,400	7,198,600	88,751,300	
1991	31,889,600	4,302,900	20,386,400	0	23,563,900	7,135,900	87,278,700	
Change	897,300	143,800	66,300		302,500	62,700	1,472,600	1.7%
Real (N)								
1992	0	0	0	0	0	0	0	
1991	2,800	0	0	0	0	0	2,800	
Change	-2,800						-2,800	-100.0%
Real (S)								
1992	327,400	2,150,400	10,271,100	0	0	0	12,748,900	
1991	339,700	2,237,800	7,725,700	0	0	63,500	10,366,700	
Change	-12,300	-87,400	2,545,400			-63,500	2,382,200	23.0%
Real (E)								
1992	19,901,000	13,398,700	52,460,800	0	3,017,500	2,238,500	91,016,500	
1991	20,235,700	13,603,300	50,750,000	0	3,377,500	2,218,000	90,184,500	
Change	-334,700	-204,600	1,710,800		-360,000	20,500	832,000	0.9%
TOTAL								
1992	598,380,670	63,504,160	336,200,490	0	57,315,840	14,675,790	1,070,076,950	
1991	597,258,160	63,311,970	330,454,860	0	57,316,430	14,653,340	1,062,994,760	
	1,122,510	192,190	5,745,630		-590	22,450	7,082,190	
% Change	0.2%	0.3%	1.7%		0.0%	0.2%	0.7%	

COMPARISON OF CURRENT VALUE ASSESSMENT
FOR 1991 AND 1992
MINNEDOSA

	Rural	Villages	Towns	Cities	L.G.D.S	N. Man.	Total	% Change
Business								
1992	885,990	413,560	1,462,080	0	77,400	0	2,839,030	
1991	924,970	428,250	1,498,250	0	77,460	0	2,928,930	
Change	-38,980	-14,690	-36,170		-60		-89,900	-3.1%
Personal								
1992	368,000	554,700	2,211,800	0	0	0	3,134,500	
1991	384,200	560,000	2,214,900	0	0	0	3,159,100	
Change	-16,200	-5,300	-3,100				-24,600	-0.8%
Real (T)								
1992	992,242,300	75,647,300	195,440,700	0	57,676,100	0	1,321,006,400	
1991	978,058,600	75,274,700	195,514,300	0	57,037,500	0	1,305,885,100	
Change	14,183,700	372,600	-73,600		638,600		15,121,300	1.2%
Real (G)								
1992	30,026,600	5,076,900	10,327,800	0	2,340,100	0	47,771,400	
1991	30,625,700	5,126,600	9,678,100	0	2,365,700	0	47,796,100	
Change	-599,100	-49,700	649,700		-25,600		-24,700	-0.1%
Real (N)								
1992	112,400	0	0	0	0	0	112,400	
1991	112,400	0	0	0	0	0	112,400	
Change	0						0	0.0%
Real (S)								
1992	1,582,000	6,604,600	9,999,900	0	20,400	0	18,206,900	
1991	1,593,100	6,711,300	8,930,800	0	0	0	17,235,200	
Change	-11,100	-106,700	1,069,100		20,400		971,700	5.6%
Real (E)								
1992	19,683,200	22,910,700	48,319,800	0	2,176,900	0	93,090,600	
1991	20,287,500	21,897,500	42,732,400	0	2,211,200	0	87,128,600	
Change	-604,300	1,013,200	5,587,400		-34,300		5,962,000	6.8%
TOTAL								
1992	1,044,900,490	111,207,760	267,762,080	0	62,290,900	0	1,486,161,230	
1991	1,031,986,470	109,998,350	260,568,750	0	61,691,860	0	1,464,245,430	
Change	12,914,020	1,209,410	7,193,330		599,040		21,915,800	
% Change	1.3%	1.1%	2.8%		1.0%		1.5%	

COMPARISON OF CURRENT VALUE ASSESSMENT
FOR 1991 AND 1992
MORDEN

	Rural	Villages	Towns	Cities	L.G.D.S	N. Man.	Total	% Change
Business								
1992	1,253,310	410,520	3,835,390	0	0	0	5,499,220	
1991	1,536,410	400,870	3,927,870	0	0	0	5,865,150	
Change	-283,100	9,650	-92,480				-365,930	-6.2%
Personal								
1992	1,062,800	373,600	5,443,100	0	0	0	6,879,500	
1991	929,500	360,200	5,302,600	0	0	0	6,592,300	
Change	133,300	13,400	140,500				287,200	4.4%
Real (T)								
1992	1,908,967,400	99,150,600	483,590,630	0	0	0	2,491,708,630	
1991	1,899,019,100	98,874,340	478,225,830	0	0	0	2,476,119,270	
Change	9,948,300	276,260	5,364,800				15,589,360	0.6%
Real (G)								
1992	18,747,900	5,183,500	23,538,500	0	0	0	47,469,900	
1991	19,319,700	5,153,800	22,646,000	0	0	0	47,119,500	
Change	-571,800	29,700	892,500				350,400	0.7%
Real (N)								
1992	0	0	0	0	0	0	0	
1991	0	0	0	0	0	0	0	0.0%
Change								
Real (S)								
1992	3,704,800	5,579,400	25,559,600	0	0	0	34,843,800	
1991	3,836,200	5,677,100	25,940,400	0	0	0	35,453,700	
Change	-131,400	-97,700	-380,800				-609,900	-1.7%
Real (E)								
1992	44,715,700	29,306,800	87,746,100	0	0	0	161,768,600	
1991	44,231,800	28,209,500	83,819,800	0	0	0	156,261,100	
Change	483,900	1,097,300	3,926,300				5,507,500	3.5%
TOTAL								
1992	1,978,451,910	140,004,420	629,713,320	0	0	0	2,748,169,650	
1991	1,968,872,710	138,675,810	619,862,500	0	0	0	2,727,411,020	
Change	9,579,200	1,328,610	9,850,820				20,758,630	
% Change	0.5%	1.0%	1.6%				0.8%	

COMPARISON OF CURRENT VALUE ASSESSMENT
FOR 1991 AND 1992
SOURIS

	Rural	Villages	Towns	Cities	L.G.D.S	N. Man.	Total	% Change
Business								
1992	903,010	80,600	1,474,890	0	0	0	2,458,500	
1991	923,630	82,250	1,505,250	0	0	0	2,511,130	
Change	-20,620	-1,650	-30,360				-52,630	-2.1%
Personal								
1992	76,636,700	42,700	1,082,100	0	0	0	77,761,500	
1991	77,673,900	0	1,079,000	0	0	0	78,752,900	
Change	-1,037,200	42,700	3,100				-991,400	-1.3%
Real (T)								
1992	1,153,465,390	13,441,800	247,297,700	0	0	0	1,414,204,890	
1991	1,151,022,090	13,608,100	246,522,900	0	0	0	1,411,153,090	
Change	2,443,300	-166,300	774,800				3,051,800	0.2%
Real (G)								
1992	42,274,400	1,405,600	15,127,100	0	0	0	58,807,100	
1991	43,164,000	1,405,600	14,762,300	0	0	0	59,331,900	
Change	-889,600	0	364,800				-524,800	-0.9%
Real (N)								
1992	0	0	0	0	0	0	0	
1991	0	0	0	0	0	0	0	
Change								
Real (S)								
1992	2,330,500	145,200	9,943,600	0	0	0	12,419,300	
1991	1,977,800	145,200	9,943,600	0	0	0	12,066,600	
Change	352,700	0	0				352,700	2.9%
Real (E)								
1992	18,926,600	4,342,100	59,016,900	0	0	0	82,285,600	
1991	18,849,500	4,097,000	58,744,700	0	0	0	81,691,200	
Change	77,100	245,100	272,200				594,400	0.7%
TOTAL								
1992	1,294,536,600	19,458,000	333,942,290	0	0	0	1,647,936,890	
1991	1,293,610,920	19,338,150	332,557,750	0	0	0	1,645,506,820	
Change	925,680	119,850	1,384,540				2,430,070	
% Change	0.1%	0.6%	0.4%				0.1%	

COMPARISON OF CURRENT VALUE ASSESSMENT
FOR 1991 AND 1992
THOMPSON

	Rural	Villages	Towns	Cities	L.G.D.S	N. Man.	Total	% Change
Business								
1992	0	0	593,550	3,286,200	426,380	189,470	4,495,600	
1991	0	0	593,040	3,255,570	506,240	184,410	4,539,260	
Change			510	30,630	-79,860	5,060	-43,660	-1.0%
Personal								
1992	0	0	8,956,300	334,700	300,100	98,300	9,689,400	
1991	0	0	8,956,300	350,800	300,100	98,300	9,705,500	
Change			0	-16,100	0	0	-16,100	-0.2%
Real (T)								
1992	0	0	62,128,100	338,931,500	19,129,900	11,383,500	431,573,000	
1991	0	0	62,037,500	334,687,600	19,710,300	11,616,800	428,052,200	
Change			90,600	4,243,900	-580,400	-233,300	3,520,800	0.8%
Real (G)								
1992	0	0	11,513,300	18,454,700	14,361,200	18,013,600	62,342,800	
1991	0	0	11,535,900	17,932,900	14,108,600	25,134,000	68,711,400	
Change			-22,600	521,800	252,600	-7,120,400	-6,368,600	-9.3%
Real (N)								
1992	0	0	0	0	0	0	0	
1991	0	0	0	0	0	0	0	
Change								
Real (S)								
1992	0	0	1,426,100	5,883,000	331,500	34,400	7,675,000	
1991	0	0	1,424,200	5,817,600	331,500	30,600	7,603,900	
Change			1,900	65,400	0	3,800	71,100	0.9%
Real (E)								
1992	0	0	8,309,600	66,491,100	81,761,800	16,166,400	172,728,900	
1991	0	0	8,250,100	66,581,500	78,972,700	9,795,700	163,600,000	
Change			59,500	-90,400	2,789,100	6,370,700	9,128,900	5.6%
TOTAL								
1992	0	0	92,926,950	433,381,200	116,310,880	45,885,670	688,504,700	
1991	0	0	92,797,040	428,625,970	113,929,440	46,859,810	682,212,260	
Change			129,910	4,755,230	2,381,440	-974,140	6,292,440	
% Change			0.1%	1.1%	2.1%	-2.1%	0.9%	

COMPARISON OF CURRENT VALUE ASSESSMENT
FOR 1991 AND 1992
BRANDON

	Rural	Villages	Towns	Cities	L.G.D.S	N. Man.	Total	% Change
Business								
1992	400,890	136,320	226,840	8,987,710	0	0	9,751,760	
1991	407,400	143,130	233,020	9,358,420	0	0	10,141,970	
Change	-6,510	-6,810	-6,180	-370,710			-390,210	-3.8
Personal								
1992	1,037,400	0	892,500	10,317,400	0	0	12,247,300	
1991	1,050,800	0	878,300	10,194,900	0	0	12,124,000	
Change	-13,400		14,200	122,500			123,300	1.0%
Real (T)								
1992	570,759,800	21,131,800	43,823,700	1,041,136,900	0	0	1,676,852,200	
1991	564,360,200	21,120,200	43,568,400	1,054,801,800	0	0	1,683,850,600	
Change	6,399,600	11,600	255,300	-13,664,900			-6,998,400	-0.4%
Real (G)								
1992	24,416,500	901,400	2,823,600	141,610,900	0	0	169,752,400	
1991	24,798,600	901,400	2,813,400	141,269,400	0	0	169,782,800	
Change	-382,100	0	10,200	341,500			-30,400	0.0%
Real (N)								
1992	90,664,600	0	0	0	0	0	90,664,600	
1991	90,664,600	0	0	0	0	0	90,664,600	0.0%
Change	0						0	
Real (S)								
1992	303,600	1,505,700	2,981,200	26,992,000	0	0	31,782,500	
1991	300,300	1,756,000	2,981,200	27,232,000	0	0	32,269,500	
Change	3,300	-250,300	0	-240,000			-487,000	-1.5%
Real (E)								
1992	13,614,900	6,500,000	10,584,900	158,289,300	0	0	188,989,100	
1991	13,603,900	6,197,400	10,506,100	156,881,600	0	0	187,189,000	
Change	11,000	302,600	78,800	1,407,700			1,800,100	1.0%
TOTAL								
1992	701,197,690	30,175,220	61,332,740	1,387,334,210	0	0	2,180,039,860	
1991	695,185,800	30,118,130	60,980,420	1,399,738,120	0	0	2,186,022,470	
Change	6,011,890	57,090	352,320	-12,403,910			-5,982,610	
% Change	0.9%	0.2%	0.6%	-0.9%			-0.3%	

COMPARISON OF CURRENT VALUE ASSESSMENT
FOR 1991 AND 1992
PORTAGE LA PRAIRIE

	Rural	Villages	Towns	Cities	L.G.D.S	N. Man.	Total	% Change
Business								
1992	2,193,320	76,110	73,500	2,075,490	68,360	0	4,486,780	
1991	2,151,120	72,150	79,410	2,347,190	69,080	0	4,718,950	
Change	42,200	3,960	-5,910	-271,700	-720		-232,170	-4.9%
Personal								
1992	10,573,500	253,200	0	3,059,300	5,694,900	0	19,580,900	
1991	9,686,100	241,800	0	3,556,500	7,543,400	0	21,027,800	
Change	887,400	11,400		-497,200	-1,848,500		-1,446,900	-6.9%
Real (T)								
1992	1,724,185,950	16,089,300	17,274,600	311,967,990	44,650,600	0	2,114,168,440	
1991	1,700,128,050	15,998,500	17,286,900	315,918,990	44,699,900	0	2,094,032,340	
Change	24,057,900	90,800	-12,300	-3,951,000	-49,300		20,136,100	1.0%
Real (G)								
1992	55,883,500	507,400	566,300	42,991,500	13,380,300	0	113,329,000	
1991	56,171,900	501,300	528,000	42,888,900	13,477,800	0	113,567,900	
Change	-288,400	6,100	38,300	102,600	-97,500		-238,900	-0.2%
Real (N)								
1992	19,129,100	0	0	0	7,700	0	19,136,800	
1991	21,701,100	0	0	0	7,700	0	21,708,800	
Change	-2,572,000				0		-2,572,000	-11.8%
Real (S)								
1992	5,646,500	722,700	2,065,100	10,756,200	116,700	0	19,307,200	
1991	5,771,500	722,700	2,065,100	10,770,000	98,100	0	19,427,400	
Change	-125,000	0	0	-13,800	18,600		-120,200	-0.6%
Real (E)								
1992	65,470,730	4,875,600	4,643,100	49,073,500	8,725,900	0	132,788,830	
1991	64,876,430	4,893,600	4,691,900	49,257,600	8,667,300	0	132,386,830	
Change	594,300	-18,000	-48,800	-184,100	58,600		402,000	0.3%
TOTAL								
1992	1,883,082,600	22,524,310	24,622,600	419,923,980	72,644,460	0	2,422,797,950	
1991	1,860,486,200	22,430,050	24,651,310	424,739,180	74,563,280	0	2,406,870,020	
Change	22,596,400	94,260	-28,710	-4,815,200	-1,918,820		15,927,930	
% Change	1.2%	0.4%	-0.1%	-1.1%	-2.6%		0.7%	

COMPARISON OF CURRENT VALUE ASSESSMENT
FOR 1991 AND 1992
SELKIRK

	Rural	Villages	Towns	Cities	L.G.D.S	N. Man.	Total	% Change
Business								
1992	2,926,510	725,890	2,599,800	0	529,510	94,300	6,876,010	
1991	2,931,750	745,350	2,673,650	0	531,530	93,760	6,976,040	
Change	-5,240	-19,460	-73,850		-2,020	540	-100,030	-1.4%
Personal								
1992	14,825,900	337,700	5,012,900	0	800,700	0	20,977,200	
1991	17,123,200	352,700	4,947,200	0	848,900	0	23,272,000	
Change	-2,297,300	-15,000	65,700		-48,200		-2,294,800	-9.9%
Real (T)								
1992	1,933,822,690	146,352,500	429,516,190	0	296,822,830	18,571,400	2,825,085,610	
1991	1,884,494,720	144,775,800	417,761,700	0	289,506,130	18,734,800	2,755,273,150	
Change	49,327,970	1,576,700	11,754,490		7,316,700	-163,400	69,812,460	2.5%
Real (G)								
1992	102,437,200	8,565,800	54,523,700	0	60,168,000	8,013,500	233,708,200	
1991	99,528,100	8,419,100	54,743,500	0	55,952,700	7,436,800	226,080,200	
Change	2,909,100	146,700	-219,800		4,215,300	576,700	7,628,000	3.4%
Real (N)								
1992	0	0	0	0	19,900	0	19,900	
1991	0	0	0	0	19,900	0	19,900	
Change					0		0	0.0%
Real (S)								
1992	8,629,800	4,407,400	19,092,200	0	906,900	78,300	33,114,600	
1991	11,575,200	4,380,200	18,922,800	0	2,088,800	137,500	37,104,500	
Change	-2,945,400	27,200	169,400		-1,181,900	-59,200	-3,989,900	-10.8%
Real (E)								
1992	111,033,200	26,627,300	93,857,900	0	135,883,000	10,991,100	378,392,500	
1991	114,109,600	26,134,500	92,885,200	0	140,811,400	11,012,800	384,953,500	
Change	-3,076,400	492,800	972,700		-4,928,400	-21,700	-6,561,000	-1.7%
TOTAL								
1992	2,173,675,300	187,016,590	604,602,690	0	495,130,840	37,748,600	3,498,174,020	
1991	2,129,762,570	184,807,650	591,934,050	0	489,759,360	37,415,660	3,433,679,290	
Change	43,912,730	2,208,940	12,668,640		5,371,480	332,940	64,494,730	
% Change	2.1%	1.2%	2.1%		1.1%	0.9%	1.9%	

COMPARISON OF CURRENT VALUE ASSESSMENT
FOR 1991 AND 1992
STEINBACH

	Rural	Villages	Towns	Cities	L.G.D.S	N. Man.	Total	% Change
Business								
1992	1,616,240	286,650	2,263,640	0	42,280	0	4,208,810	
1991	2,232,850	365,120	2,146,510	0	250,080	0	4,994,560	
Change	-616,610	-78,470	117,130		-207,800		-785,750	-15.7%
Personal								
1992	5,562,400	1,049,900	2,380,900	0	2,514,200	0	11,507,400	
1991	9,246,100	802,800	2,196,700	0	3,970,200	0	16,215,800	
Change	-3,683,700	247,100	184,200		-1,456,000		-4,708,400	-29.0%
Real (T)								
1992	1,590,876,400	66,881,300	229,940,700	0	149,434,800	0	2,037,133,200	
1991	1,559,074,000	66,037,000	226,442,900	0	148,467,400	0	2,000,021,300	
Change	31,802,400	844,300	3,497,800		967,400		37,111,900	1.9%
Real (G)								
1992	32,880,300	2,189,900	5,460,100	0	15,333,400	0	55,863,700	
1991	36,107,800	2,140,200	5,274,100	0	19,088,700	0	62,610,800	
Change	-3,227,500	49,700	186,000		-3,755,300		-6,747,100	-10.8%
Real (N)								
1992	0	0	0	0	0	0	0	
1991	0	0	0	0	0	0	0	
Change								
Real (S)								
1992	8,957,500	5,952,600	16,503,000	0	1,162,600	0	32,575,700	
1991	8,760,800	4,777,500	13,650,500	0	1,162,600	0	28,351,400	
Change	196,700	1,175,100	2,852,500		0		4,224,300	14.9%
Real (E)								
1992	141,044,900	21,331,000	48,745,300	0	114,412,200	0	325,533,400	
1991	131,992,000	18,452,300	41,245,400	0	105,236,300	0	296,926,000	
Change	9,052,900	2,878,700	7,499,900		9,175,900		28,607,400	9.6%
TOTAL								
1992	1,780,937,740	97,691,350	305,293,640	0	282,899,480	0	2,466,822,210	
1991	1,747,413,550	92,574,920	290,956,110	0	278,175,280	0	2,409,119,860	
Change	33,524,190	5,116,430	14,337,530		4,724,200		57,702,350	
% Change	1.9%	5.5%	4.9%		1.7%		2.4%	

COMPARISON OF CURRENT VALUE ASSESSMENT
FOR 1991 AND 1992
SWAN RIVER

	Rural	Villages	Towns	Cities	L.G.D.S	N. Man.	Total	% Change
Business								
1992	131,080	131,460	2,726,990	0	176,370	17,220	3,183,120	
1991	128,700	134,460	2,721,890	0	175,500	17,220	3,177,770	
Change	2,380	-3,000	5,100		870	0	5,350	0.2%
Personal								
1992	172,600	0	723,400	0	1,493,900	0	2,389,900	
1991	184,600	0	723,400	0	1,493,900	0	2,401,900	
Change	-12,000		0		0		-12,000	-0.5%
Real (T)								
1992	215,943,600	17,527,600	251,472,100	0	117,556,000	6,539,500	609,038,800	
1991	215,873,000	17,495,800	248,837,000	0	117,042,900	6,728,400	605,977,100	
Change	70,600	31,800	2,635,100		513,100	-188,900	3,061,700	0.5%
Real (G)								
1992	6,221,700	1,561,000	38,412,400	0	20,678,000	4,510,700	71,383,800	
1991	5,412,800	1,469,800	38,636,100	0	20,728,800	5,125,300	71,372,800	
Change	808,900	91,200	-223,700		-50,800	-614,600	11,000	0.0%
Real (N)								
1992	0	0	0	0	0	0	0	
1991	0	0	0	0	5,400	9,300	14,700	
Change					-5,400	-9,300	-14,700	-100.0%
Real (S)								
1992	435,000	2,033,100	4,248,300	0	175,600	26,700	6,918,700	
1991	329,600	2,033,100	4,358,900	0	710,700	26,700	7,459,000	
Change	105,400	0	-110,600		-535,100	0	-540,300	-7.2%
Real (E)								
1992	6,985,100	5,537,800	54,089,900	0	17,730,700	7,617,400	91,960,900	
1991	7,031,200	5,494,700	53,798,800	0	17,049,000	6,440,600	89,814,300	
Change	-46,100	43,100	291,100		681,700	1,176,800	2,146,600	2.4%
TOTAL								
1992	229,889,080	26,790,960	351,673,090	0	157,810,570	18,711,520	784,875,220	
1991	228,959,900	26,627,860	349,076,090	0	157,206,200	18,347,520	780,217,570	
Change	929,180	163,100	2,597,000		604,370	364,000	4,657,650	
% Change	0.4%	0.6%	0.7%		0.4%	2.0%	0.6%	

TOTAL SCHOOL ASSESSMENT BY SCHOOL DIVISIONS FOR 1992			
SCHOOL DIVISION	**SCHOOL ASSESSMENT**	**SCHOOL DIVISION**	**SCHOOL ASSESSMENT**
1	3,615,257,430	30	127,641,330
2	1,320,136,350	31	161,518,390
3	764,638,350	32	69,763,980
4	575,990,480	33	167,201,950
5	926,226,140	34	38,739,100
6	781,853,330	35	150,772,140
8	164,509,860	36	116,391,140
9	1,017,077,080	37	104,294,450
10	720,451,240	38	153,711,380
11	453,169,600	39	205,623,610
12	629,226,170	40	706,784,060
13	287,552,650	41	211,768,520
14	282,010,590	42	121,342,180
15	294,249,930	43	140,685,450
16	77,099,180	44	134,239,820
17	101,743,060	45	123,611,520
18	108,948,710	46	69,538,390
19	179,872,320	47	113,185,570
20	107,479,640	48	48,705,080
21	259,905,200	60	36,100,640
22	239,444,000	75	9,446,180
23	93,341,240	83	17,267,200
24	355,188,240	84	6,151,590
25	165,435,880	85	12,979,510
26	172,254,570	86	122,738,690
27	80,181,710	88	39,740
28	82,941,440	NIL	44,837,760
29	113,500,870	**PROVINCIAL TOTAL**	**17,184,764,630**

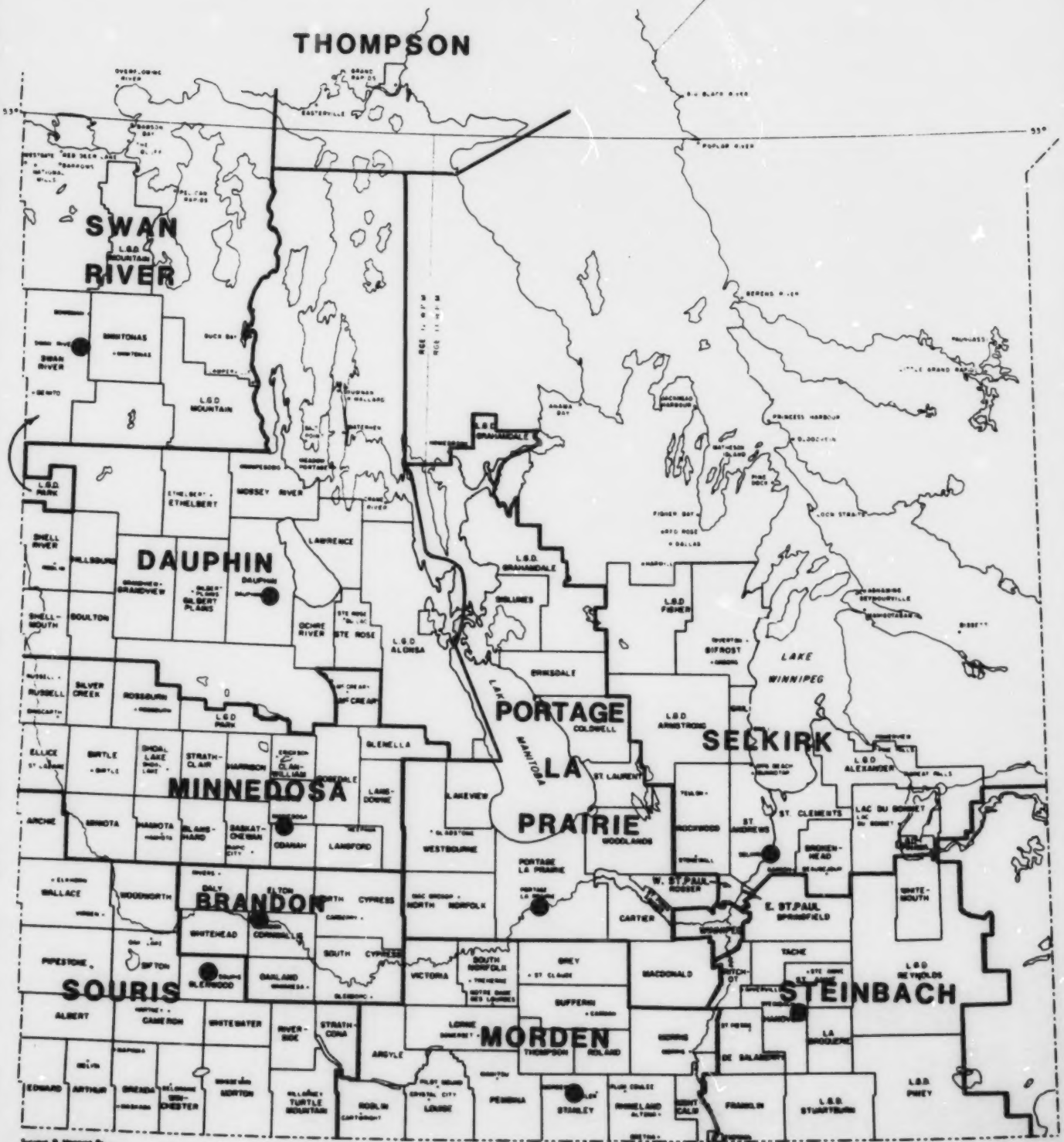
STATEMENT OF TOTAL MUNICIPAL ASSESSMENT

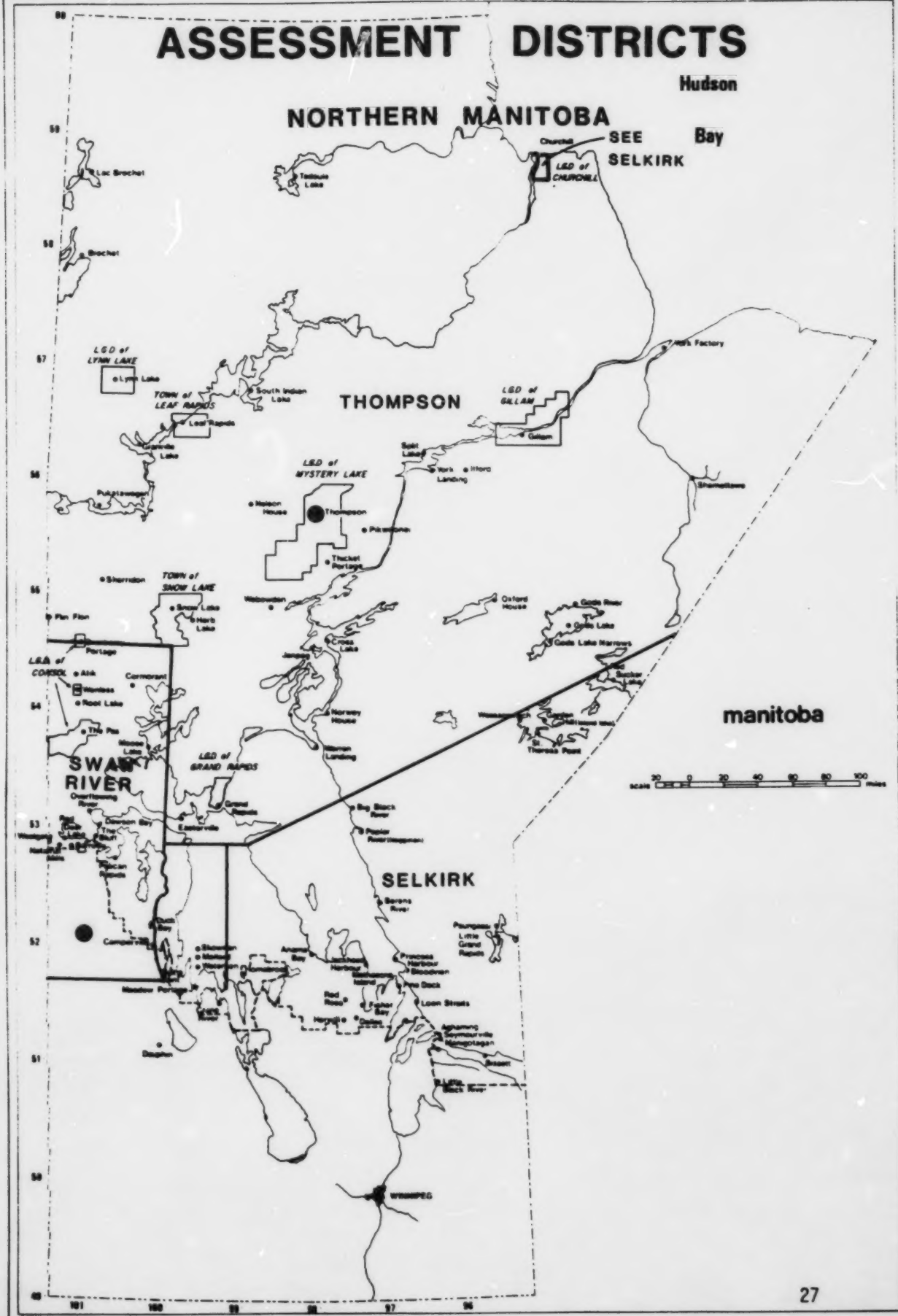
FOR 1992

S U M M A R Y

		% Change from 1991
RURAL MUNICIPALITIES	4,054,149,250	-0.2
VILLAGES	286,629,600	-2.1
TOWNS	1,326,161,580	-1.5
CITIES EXCEPT WINNIPEG	1,050,229,830	-3.9
CITY OF WINNIPEG	10,224,780,050	-1.9
LOCAL GOV. DISTRICTS	360,533,700	-0.9
NORTHERN MANITOBA	36,457,830	-7.6
TOTAL	**17,338,941,840**	**-1.6**

ASSESSMENT DISTRICTS




ASSESSMENT DISTRICTS
NORTHERN MANITOBA
Hudson
Bay
SEE
SELKIRK
THOMPSON
SWAN
RIVER
SELKIRK
manitoba
LGD of CHURCHILL
LGD of LYNN LAKE
TOWN of LEAF RAPIDS
LGD of GILLAM
LGD of MYSTERY LAKE
TOWN of SNOW LAKE
LGD of GRAND RAPIDS
LGD of CORMORANT
WINNIPEG

NUMBER OF MUNICIPALITIES
BY ASSESSMENT DISTRICTS IN 1991

District	Rural	Villages	Towns	Cities	L.G.D.S	Northern Manitoba	Total
Dauphin	12	4	3	0	1	1	21
Minnedosa	20	7	5	0	1	0	33
Morden	15	10	6	0	0	0	31
Souris	17	2	8	0	0	0	27
Thompson	0	0	2	2	4	1	9
Brandon	7	2	2	1	0	0	12
Portage	13	1	1	1	1	0	17
Selkirk	10	7	5	0	5	1	28
Steinbach	9	3	1	0	3	0	16
Swan River	2	3	2	0	4	1	12
TOTAL	105	39	35	4	19	4 *	206

*** Wards in Northern Manitoba**

ASSESSMENT DISTRICTS 1991

DAUPHIN

R.M.
108 Boulton
118 Dauphin
126 Ethelbert
128 Gilbert Plains
132 Grandview
137 Hillsburg
143 Lawrence
154 Mossey River
158 Ochre River
179 Ste. Rose
181 Shellmouth
182 Shell River

Villages
317 Ethelbert
323 Gilbert Plains
359 Ste. Rose
371 Winnipegosis

Towns
411 Dauphin
423 Grandview
444 Roblin

L.G.D.
601 Alonsa

701 Northern Man.

MINNEDOSA

R.M.
106 Birtle
107 Blanshard
114 Clanwilliam
123 Ellice
130 Glenella
134 Hamiota
136 Harrison
141 Langford
142 Lansdowne
147 McCreary
148 Miniota
150 Minto
159 Odanah
170 Rosedale
171 Rossburn
173 Russell
180 Saskatchewan
183 Shoal Lake
186 Silver Creek
191 Strathclair

Villages
302 Binscarth
315 Erickson
331 Hamiota
336 McCreary
353 Rossburn
355 St. Lazare
361 Shoal Lake

Towns
403 Birtle
431 Minnedosa
437 Neepawa
441 Rapid City
445 Russell

L.G.D.
609 Park (South)

MORDEN

R.M.
102 Argyle
120 Dufferin
133 Grey
144 Lorne
145 Louise
151 Montcalm
152 Morris
161 Pembina
164 Rhineland
167 Roblin
169 Roland
188 South Norfolk
190 Stanley
195 Thompson
197 Victoria

Villages
307 Cartwright
309 Crystal City
329 Gretna
337 Manitou
342 Notre Dame
343 Pilot Mound
345 Plum Coulee
354 St. Claude
362 Somerset
365 Treherne

Towns
400 Altona
409 Carman
415 Emerson
433 Morden
435 Morris
463 Winkler

SOURIS

R.M.
100 Albert
101 Archie
103 Arthur
109 Brenda
111 Cameron
122 Edward
131 Glenwood
153 Morton
162 Pipestone
166 Riverside
184 Sifton
192 Strathcona
196 Turtle Mountain
199 Wallace
204 Whitewater
205 Winchester
207 Woodworth

Villages
313 Elkhorn
367 Waskada

Towns
405 Boissevain
413 Deloraine
425 Hartney
427 Killarney
429 Melita
439 Oak Lake
449 Souris
461 Virden

THOMPSON

Towns
428 Leaf Rapids
448 Snow Lake

Cities
540 Flin Flon
560 Thompson

L.G.D.
608 Mystery Lake
614 Lynn Lake
615 Grand Rapids
619 Gillam

700 Northern Man.

BRANDON

R.M.
116 Cornwallis
117 Daly
124 Elton
155 North Cypress
157 Oakland
187 South Cypress
202 Whitehead

Villages
325 Glenboro
369 Wawanesa

Towns
407 Carberry
443 Rivers

Cities
500 Brandon

PORTAGE

R.M.
112 Cartier
115 Coldwell
125 Eriksdale
140 Lakeview
146 Macdonald
156 North Norfolk
163 Portage la Prairie
172 Rosser
177 St. Francois Xavier
178 St. Laurent
185 Siglunes
200 Westbourne
206 Woodlands

Villages
335 MacGregor

Towns
421 Gladstone

Cities
550 Portage la Prairie

L.G.D.
606 Grahamdale

SELKIRK

R.M.
105 Bifrost
110 Brokenhead
121 East St. Paul
129 Gimli
139 Lac du Bonnet
168 Rockwood
174 St. Andrews
176 St. Clements
198 Victoria Beach
201 West St. Paul

Villages
300 Arborg
311 Dunnottar
321 Garson
333 Lac du Bonnet
347 Powerview
349 Riverton
363 Teulon

Towns
401 Beausejour
419 Gimli
447 Selkirk
453 Stonewall
465 Winnipeg Beach

L.G.D.
600 Alexander
602 Armstrong
603 Churchill
605 Fisher
616 Pinawa

702 Northern Man.

STEINBACH

R.M.
119 De Salaberry
127 Franklin
135 Hanover
138 La Broquerie
165 Ritchot
175 Ste. Anne
189 Springfield
194 Tache
203 Whitemouth

Villages
340 Niverville
351 Ste. Anne
357 St. Pierre

Towns
451 Steinbach

L.G.D.
610 Piney
611 Reynolds
612 Stuartburn

SWAN RIVER

R.M.
149 Minitonas
193 Swan River

Villages
301 Benito
303 Bowsman
339 Minitonas

Towns
455 Swan River
457 The Pas

L.G.D.
604 Consol
607 Park (North)
617 Mountain S.
618 Mountain N.

703 Northern Man.

OFFICE ADDRESSES

HEAD OFFICE

Telephone	Office Address
945-2596	500-800 Portage Avenue, Winnipeg, Man. R3G 0N4

DISTRICT OFFICES	DISTRICT SUPERVISOR	
BRANDON	Fred Eslinger	Phone: 726-6003
	340 - 9th Street	Gen. Office: 726-6002
	Brandon, MB, R7A 6C2	Fax: 729-8757
DAUPHIN	Jack Robinson	Phone: 638-9111/Ext. 333
	27 - 2nd Ave. S.W.	Gen. Office: Ext. 329
	Dauphin, MB, R7N 3E5	Fax: 638-7201
MINNEDOSA	Don Hay	Phone: 867-2785
	P.O. Box 1017	Fax: 867-2097
	Minnedosa, MB, R0J 1E0	
	Location: 36 Centre Avenue W.	
MORDEN	Herman Hiebert	Phone: 822-6161
	P.O. Box 1238	Fax: 822-6764
	Morden, MB, R0G 1J0	
	Location: 101 - 11th Street	
PORTAGE LA PRAIRIE	Kerry Froese	Phone: 239-3323
	25 Tupper St. N.	Gen. Office: 239-3320
	Portage la Prairie, MB, R1N 3K1	Fax: 239-3459
SELKIRK	Craig Young	Phone: 785-5153
	103 - 235 Eaton Avenue	Gen. Office: 785-5092/5093
	Selkirk, MB, R1A 0W7	Fax: 785-5155
SOURIS	Doug LeBoutillier	Phone: 483-2165
	P.O. Box 729	Fax: 483-2423
	Souris, MB, R0K 2C0	
	Location: Civic Centre	
STEINBACH	Vacant	Phone: 326-9896
	P.O. Box 370	Fax: 326-5754
	Steinbach, MB, R0A 2A0	
	Location: 323 Main Street	
SWAN RIVER	Ken Wiebe (Field Supervisor)	Phone: 734-4566
	Box 2049	Fax: 734-5039
	Swan River, MB, R0L 1Z0	
	Location: 110 - 7th Ave. N.	
THOMPSON	Tim Furlong (Field Supervisor)	Phone: 677-6697
	59 Elizabeth Drive	Gen. Office: 677-6693
	Thompson, MB, R8N 1X4	Fax: 677-6525